



**Snohomish County**

**PLANNING COMMISSION**

**PLANNING & DEVELOPMENT SERVICES**

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

## **REGULAR MEETING AGENDA**

### **Snohomish County Planning Commission**

**JUNE 23, 2015**

**5:30 – 9:00 PM**

Snohomish County Administration Building-East

1<sup>st</sup> Floor, Public Meeting Room 2

3000 Rockefeller Avenue, Everett, WA 98201

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

- A. CALL TO ORDER, ROLL CALL, AND AGENDA REVIEW**
- B. APPROVAL OF MINUTES**  
-May 26, 2015
- C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS**
- D. PUBLIC COMMENT**

Public comment (3 minutes or less per person) will be accepted on any item related to planning, zoning, and/or land use that is not already scheduled for public hearing on this meeting agenda. Persons providing public comment on a non-hearing item will not be considered a party of record with respect to that item and their comments will be entered into the record only when provided in writing.

Citizens are reminded that Planning Commissioners are volunteers and do not work for the county. As the legislative body, the County Council has decision-making authority.

## **E. UNFINISHED BUSINESS**

### **1. Update SEPA Exemptions: Hearing**

Alison Bridges, PDS Senior Planner, 425-388-3311, ext. 2975, [alison.bridges@snoco.org](mailto:alison.bridges@snoco.org)

For more information see:

- Staff Report (dated May 13, 2015, and included in May 28, 2015, meeting packet)
- [Supplemental Staff Report \(dated June 10, 2015\) including:](#)
  - Recommended Findings and Fact and Conclusions

On May 26, 2015, PDS staff provided commissioners with an informational briefing on recent changes to the rules in WAC 197-11-800 which guide state and local agencies in conducting environmental reviews. Following the briefing, PDS staff prepared a supplemental staff report responding to a request for information received from commissioners at the briefing. An attachment to the supplemental staff report also includes recommended findings of fact and conclusions for consideration by the commission.

A hearing on this topic will be held at this meeting and public comment will be accepted.

### **2. Lot Size Averaging Code Amendment: Hearing**

Steve Skorney, PDS Senior Planner, 425-388-3311, ext. 2207, [steve.skorney@snoco.org](mailto:steve.skorney@snoco.org)

For more information see:

- [Staff Report \(dated June 10, 2015\) including the following:](#)
  - Attachment 1: Proposed Lot Size Averaging Code Amendments
  - Attachment 2: Proposed Lot Size Averaging Findings of Fact and Conclusions

PDS staff previously briefed the Planning Commission on the proposal at its regular meeting of May 26, 2015. The proposal would amend the lot size averaging requirements in Section 30.23.210 of Snohomish County Code.

Lot size averaging is an innovative development technique that allows a more efficient use of land for residential subdivisions and short subdivisions.

In 2008, the lot size averaging regulations were amended to only include one-half of all critical areas and their buffers as part of the gross site area considered in a lot size averaging calculation. This restriction has prevented the ability of developers to retain all of the underlying maximum density of a residentially zoned site.

The proposed code amendment would reinstate the ability to calculate average lot size based on the area in lots plus all protected critical areas and their buffers.

A hearing on this topic will be held at this meeting and public comment will be accepted.

## **F. NEW BUSINESS**

### **1. Vesting/Expiration Code Amendments: Briefing**

Tom Rowe, PDS Permitting Division Manager, 425-388-3153, [tom.rowe@snoco.org](mailto:tom.rowe@snoco.org)

For more information see:

- Staff Report (dated June 20, 2015) including the following: <http://www.snohomishcountywa.gov/DocumentCenter/View/25338>
  - RCW 19.27.095 (Building permit application – Consideration – Requirements.)
  - RCW 58.17.033 (Proposed division of land – Consideration of application for preliminary plat or short plat approval – Requirements defined by local ordinance.)
  - RCW 36.70B.180 (Development agreements – Effect.)

Planning and Development Services (PDS) will brief the Planning Commission on proposed amendments to Title 30 of the Snohomish County Code related to vesting and expiration of applications and permits. The project will clarify and consolidate the county's vesting and expiration rules, within the confines of state law, in order to reduce confusion and provide greater predictability for our customers and staff.

### **2. Breweries, Distilleries, Wineries, Home Occupation Regulations: Briefing**

Richard Craig, PDS Senior Planner, 425-388-3311, ext. 2642, [richard.craig@snoco.org](mailto:richard.craig@snoco.org)

For more information see:

- Staff Report (dated June 10, 2015) including the following: <http://www.snohomishcountywa.gov/DocumentCenter/View/25311>
  - Survey of how breweries, distilleries, and wineries are addressed in the code of selected jurisdictions
  - Examples of other non-residential uses currently allowed in zones being considered for breweries, distilleries, and wineries
  - Summary and intent of zones being considered for breweries, distilleries, and wineries as contained in Chapter 30.21.025 SCC
  - Excerpts from Agricultural Advisory Board's meeting minutes of April 14, 2015, and May 12, 2015

Over the past few years the county has experienced increased interest among prospective permit applicants for siting breweries, distilleries and wineries of various types and sizes within the county. These uses are not currently specifically covered in Chapter 30 of the SCC.

Although in some instances property owners have wanted to create a brewery, distillery or winery as a home occupation, these regulations will remain unchanged and are not included within the scope of this project. There has, however, been a growing demand to do more than is permitted as a home occupation brewery, distillery or winery.

The goal of this project is to balance the needs of individuals wanting to locate these uses in urban, rural/agricultural areas with legitimate neighborhood concerns regarding the noise, traffic, parking and other potential impacts in a clear and coherent set of regulations. This code revision would allow property owners to achieve this goal, while not infringing on current property uses. Greater clarity in regulatory guidance can be provided by specifically adding these uses to the use matrices in Chapter 30.22 SCC, and by making selected code revisions concerning

appropriate performance standards in conjunction with clear definitions for breweries, distilleries and wineries. A survey of how these uses are addressed in selected jurisdictions' codes is included (Attachment 1). Also an assessment of representative uses currently allowed in zones that are under consideration for breweries, distilleries and wineries in this proposed code revision are included as Attachment 2.

## **G. ADJOURN**

### PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

*At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the ordinance. The Commission may make a recommendation to adopt or to not adopt the ordinance. The Commission's recommendation may also propose amendments to the ordinance. The Planning Commission is an advisory body and the final decision rests with the County Council.*

### PARTY OF RECORD / PUBLIC TESTIMONY:

*You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at [Sally.Evans@snoco.org](mailto:Sally.Evans@snoco.org).*

### WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

*Please check [www.snohomishcountywa.gov](http://www.snohomishcountywa.gov) for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2<sup>nd</sup> Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Sally Evans, Planning Commission Clerk, at 425-388-3285.*

### AMERICANS WITH DISABILITIES ACT NOTICE:

*Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Contact Katy Mitrofanova at 425-388-3311, Ext. 1393 Voice, or 425-388-3700 TDD.*

#### Snohomish County Planning Commissioners:

Merle Ash, District 1  
Ed Taft, District 1  
Tom Norcott, District 2  
Douglas Hannam, District 2  
Simon Farretta, District 3  
Darrel McLaughlin, District 3

Cheryl Stanford, District 4  
Daniel Strandy, District 4  
Guy Palumbo, District 5  
Ben Kaufman, District 5  
Angeline Fowler, Executive Appointee

#### Commission Staff (from Planning and Development Services (PDS) Department):

Barb Mock, Acting Commission Secretary      Sally Evans, Commission Clerk